



Address North Oak Street / West Broad Street

Address is approximate

Save trees. Go green!

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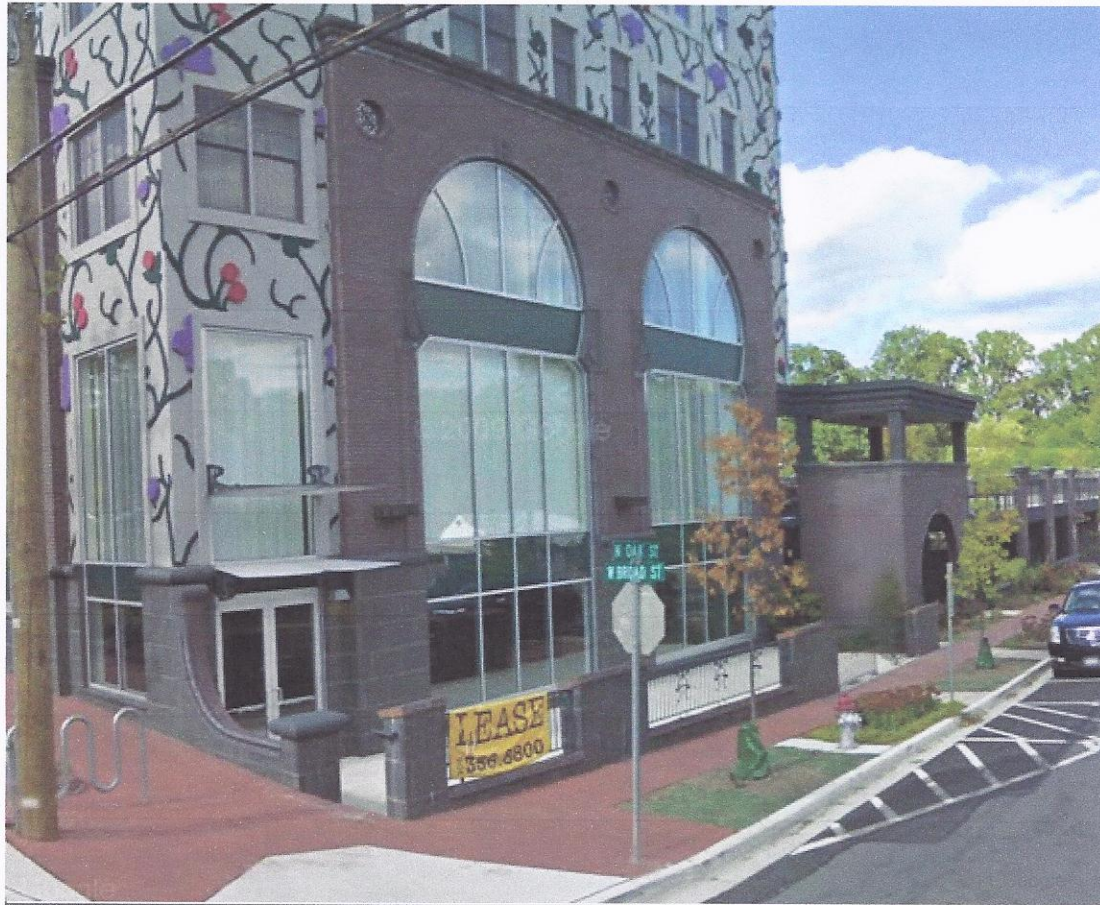


Address **North Oak Street / West Broad Street**

Address is approximate

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Address **101 South Oak Street**

Address is approximate

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Address **North Oak Street / West Broad Street**

Address is approximate

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Address **105 South Oak Street**

Address is approximate

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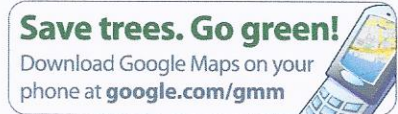
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Address **809 Virginia 7**

Address is approximate



City of Falls Church, Virginia

Parcel ID: 51-220-001
Property Address: 800 W BROAD ST
FALLS CHURCH, VA 22046
Owner's Name: 800 BROAD LLC
Mailing Address: 800 W BROAD ST #333
VA22046

General Information

Legal Description: THE 800 BUILDING
A COMMERCIAL CONDOMINIUM
Legal Acreage: 1.14800
Land Square Footage: 50,006

Assessment Information

Valuation as of:	Current	2010	2009
Land Value:	\$0	\$0	\$0
Improvement Value:	\$0	\$0	\$0
Total Value:	\$0	\$0	\$0

Ownership History

Grantor	Sale Date	Sale Price	Doc # or Deed Book/Pg
800 BROAD LLC	2009-03-13	\$0	4251 115
No Data	No Data	\$0	No Data
No Data	No Data	\$0	No Data

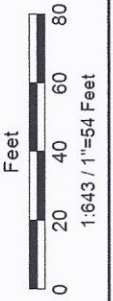
Improvements

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The City of Falls Church, VA

Legend

- City Boundary
- Parcels



Date: 12/6/2011

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New 'Flower Building' Facade Unveiled on W. Broad Project



By Nicholas F. Benton

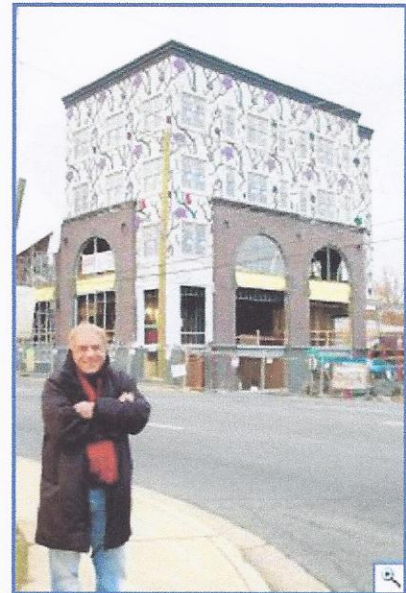
Thursday, December 11 2008 12:27:18 PM

Art Nouveau Design Puts F.C. on Map

Many residents of the City of Falls Church have a habit of exalting their community for its "special" traits, including its quality of life and excellent school system.

Now, they can boast of another genuinely unique feature of their home town: not one but two highly novel and unique Art Nouveau multi-story buildings along its main Broad Street corridor.

Developer Bob Young of the Young Group unveiled the first stylized Vienna school Art Nouveau component of his new building going up at 800 West Broad St. this week, and the stunning look has drawn a wide range of reactions. It has already earned the structure the nickname, "The Flower Building," coined by Councilman Dan Sze at Monday's City Council meeting.



youngflowersfront841.jpg

The building complements Young's recently-completed Read Building at 402 West Broad St., designed with rounded arcs, round windows and iron features in the 19th century Art Nouveau Glasgow school tradition.

The two buildings, located within blocks of each other on the same north side of West Broad (Rt. 7), make Falls Church a destination for all students and fans of Art Nouveau, and generally innovative, architecture. The buildings are the only two of their kind in the Greater Washington, D.C. region, if not nationally, especially as newly-built structures.

The design on the new 800 W. Broad building, which will house the re-located U.S. Post Office and School Board offices, was met with high praise from members of the F.C. City Council Monday. Sze called it "impressive" and "pretty," adding, "I am very proud of it." Mayor Robin Gardner and Councilman Hal Lippman said they agreed.

Others, however, have not been so impressed. Comments on the popular Falls Church blog site, Blueweeds, have called it "crazy," "absurd" and "ugly."

On the other hand, other comments were more favorable. One wrote, "We always talk about being eclectic and bringing in more public art, and here it is. It is definitely a sight to behold. Much better than cookie-cutter buildings that everyone complains about because it is boring and too traditional. This is a nice addition to the City."

Another commented, "Holy cow...I think it is a brilliant piece of public art."

When told that one citizen called it "whimsical," Young said, "That's exactly right."

Some have complained about the City Hall approval process that permitted the design, but others noted the building was constructed "by right," without the need of any special City permission, although its design had been presented to the Planning Commission and Architectural Advisory Board, neither of which objected. One blog commentator said, "I like it. I don't like governments completely legislating aesthetics."

Young, in comments to the *News-Press*, noted that the component just unveiled, despite its visually-looming impact, covers only 20 percent of the building, and that a great deal more Art Nouveau features, especially vine-like and flower designs using iron, will be integrated into the rest of the building, which is due to be completed by March 2009.

Young first broke architectural, cultural and economic tradition in Falls Church with his first Art Nouveau building project, the Read Building, now home to a branch of the PNC Bank and Vantage Fitness, along with 40 residential units.

In addition to its unique design, the building bears the name of a Civil War era hero, John Read, who worked in and around Falls Church to educate freed slaves. He was martyred by Confederate forces for his efforts, and is buried in Falls Church.

Young chose to honor the memory of Read in consultation with some City historians after rejecting the recommendation of others to name the building for an original land-grant family based on Falls Church soil, because that family owned slaves.

The Read Building also constituted the first, official "workforce housing" project in Falls Church, as Young and the Falls Church Housing Corporation worked with the Falls Church City Public Schools to design residential units to the specs optimal for public school teachers. The units, at reduced cost, are now filled with many employees of the local school system, who ordinarily could not afford the high rents in the City.

Despite being based in McLean for years, Young has become a major benefactor of affordable housing and educational causes in Falls Church, including as a founding

board member and chair of the non-profit Falls Church Education Foundation. His son was, for a time, a teacher in the Falls Church school system.

Concerning the 800 W. Broad building, architect Jack Wilburn, who designed the all - retail and commercial "flower building" and will locate his firm's offices there, commented, "Following a mutual admiration for Fin de Siecle/Art Nouveau crafts, art and architecture, the decision was made to look to Austria turn-of-the-century architecture for inspiration much as Young's previous building at 402 W. Broad looked to the Glasgow school. These turn-of-the-previous-century works have much the same eclectic blend of solid tradition and forward looking that seems appropriate to this city at the turn of this century."

Among other things, the building is Gold LEED standard, according to an energy efficiency and environmental rating system.

Recommend

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Last Updated on Monday, December 1 2008 12:16:46 AM

Secret to His Success: How Bob Young Fills His Retail Spaces



By Nicholas F. Benton

Wednesday, August 18 2010 05:35:52 PM

With only a couple of minor permits awaiting issuance by City Hall, the Sfizi Italian trattoria cafe, wine shop and deli market will relocate from Fairfax to the famous 800 W. Broad building in the City of Falls Church, marking the filling of that new all-commercial building to capacity. It will go into the lower level, below the U.S. Post Office.

There is a wide discrepancy between that building, as well as the new Read Building at 402 W. Broad and the Washington Market Center on S. Washington, home of Elevation Burger, and other new mixed use projects in Falls Church whose commercial and retail spaces remain mostly vacant.

The laggards include the Broadway, the Byron, the Spectrum and Pearson Square, the City's four biggest new mixed use projects all built in the last decade.

What explains why one set of properties is enjoying the benefits of "Sold Out!" signs on all its retail spaces, including those housing seven winners of the *News-Press*' recent "Best of Falls Church" honors, and others sitting gloomily mostly empty?

Only two words can account for it: Bob Young.

Mr. Young, principal of his Young Group and Jefferson One development entities, is of southern Italian heritage, a native of La Jolla, California, a graduate of the prestigious Wharton School at the University of Pennsylvania and a former analyst for the Defense Advanced Research Properties Agency (DARPA) who moved to McLean a couple decades ago to launch his own business. For more than a decade now, he has concentrated his development and considerable philanthropic efforts on Falls Church.



Bob Young.

A renaissance man with a penchant for artifacts from the European Art Nouveau era, Robert Young (or Giovanni, before his father Anglicanized the family name) has distinguished Falls Church by designing his two new buildings on W. Broad in Falls Church in the Glasgow and Vienna Schools of architectural Art Nouveau tradition, *ergo* the latest one now informally known as the "Flower Building."

In the case of his first building, known as the Read Building at 402 W. Broad, he contributed elements of its residential component to the City's first-ever "workforce housing" for local school employees, and broke from an unfortunate City tradition of naming new projects for slave-owning original land grant title holders who occupied land in the City limits (such as Pearson and Trammel) and instead named it for John Read, an anti-slavery Union soldier killed on Falls Church soil during the Civil War.

But most importantly, Mr. Young has taken a very hand-on, pro-active approach to filling his commercial and retail spaces, and the results are very evident.

It comes right down to the fact that "you have to be willing to make a deal," he told the *News-Press* in an interview last week. It is something that a local developer, who is on the scene, rather than an impersonal owner such as an out-of-the-area bank or investment company, can do.

To such entities, like the bank that now owns the Spectrum, property values remain propped up on paper by refusing to budge from the advertised leasing rates. Property managers are hamstrung by their inability to negotiate to make a deal work for a prospective tenant.

"You have to be willing to sacrifice something now for the long-term gain of having a vibrant, active building," Young said, and the risks and sacrifices can be more than nominal, but considerable.

"You work hard at it. Once you've committed to a building, there is only one acceptable outcome, which is to fill it," he said. "You do what you have to do to craft a deal, taking a long-term view. It can't be hit-and-run, but it must be set up so that it's a long-term proposition."

His latest deal involves the sale of his property at 70 W. Broad to a hotel development group in Tysons Corner that intends to build a Hilton Garden Inn there, with Young remaining involved in the project as the builder of a small office building facing onto Park Avenue as part of the plan.

"I've now got a lot of eggs in this basket (of Falls Church)," he said, and with the failure of the affordable housing project that would have included his construction of an all-commercial office building, the Mceever, on S. Washington, he now holds letters of intent from prospective new tenants in that building amounting to about 50,000 square feet of occupancies.

He noted the recent passing of his friend Leonard Shapiro, long-time owner of two major commercial properties on West Broad, where Anthony's and Crisp and Juicy now stand, which he considers ripe for redevelopment.

With land values now down about 20 percent, he said, "this is a great time to start something new." He said it is important to recognize the unique features of Falls Church, especially that it is composed of many small commercial properties owned by a lot of different people.

Apart from the now moribund Atlantic Realty plan for a City Center development that involved a lot of City-owned land, "It is unrealistic to wait to assemble all the private commercial properties that would be required for a major development," he said. "But a lot of right-sized development can occur in the City."

He said the goal should be to develop 25,000 to 75,000 square foot buildings, not 200,000 square foot ones, and only in one or two places could something as big as 100,000 square feet fit in.

But too much development over the past decade in Falls Church has been done only for fees, he said, with the properties being transferred into hands-off absentee owners.

Recommend

1

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Showing 5 comments

Sort by oldest first



LongTimeResident

Mr. Young has taken a lot of crap from nearby residents of the future hotel, but there should be no doubt who is actually making a difference in Falls Church City in terms of viable primarily commercial redevelopment.

[1 year ago](#)

[Like](#) [Reply](#)



[fcindependent](#), Michael Irvine

Interesting. I'd be interested in seeing a side-by-side comparison of commercial and residential vacancy rates at recent developments owned by Bob Young and those not. If the discrepancy is really as significant as Nick Benton suggests, Mr. Young should certainly be commended for his investment in our city.

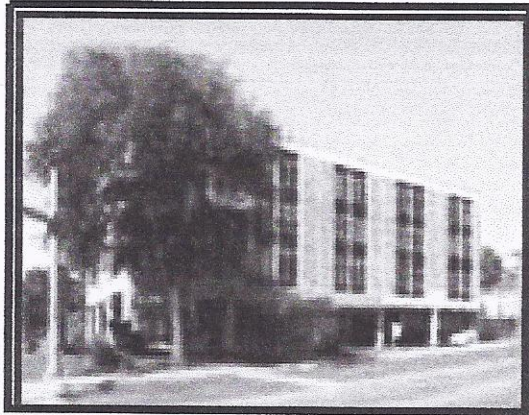


AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of August 25, 2011

Sources: CoStar commercial database, MRIS, LOOPNet, updates from brokers and/or owners. Listed in alphabetical order (ignoring N/S/E/W designations).

CITY OF FALLS CHURCH



701 W BROAD STREET

Handmacher Building

Land size: 13,332 SF Zoned: B1

911 SF OFFICE – 4th floor, \$18.50, \$1,404.46
Minimum 1 year lease term. All full service.

Leasing contact: Treena Rinaldi (703) 532-7704,
treenarinaldi@aol.com

*For a copy of the floor plan, please contact the City of Falls
Church Economic Development Office at (703) 248-5491 or
bwitsman@fallschurchva.gov*

800 W BROAD STREET

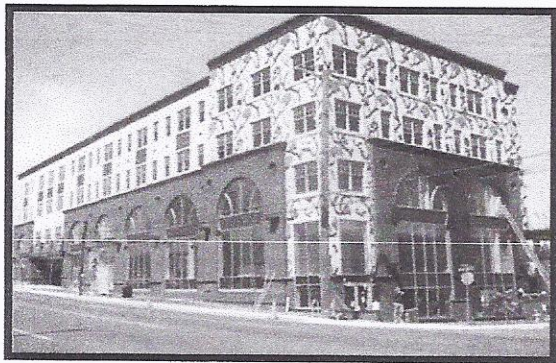
"The Flower Building"

Land size: 10,000 SF, Zoned: B1

Office and retail building; LEED's Gold certified. Post Office
is anchor tenant. Sfizi Café is expected to be completed soon.

860 SF OFFICE space available.
Lease: \$32.79 NNN, \$2,350 per month
3 year lease term

Walt Mullen, KW Commercial, 703-330-2222 X 325,
wrmcommercial@gmail.com



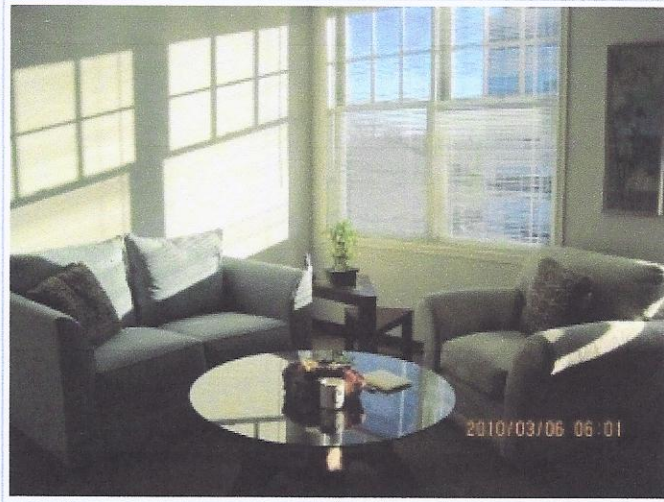
KW COMMERCIAL

Walter Mullen — (703) 330-2222 Ext: 325

Office Property For Lease

The Flower Building

800 West Broad St, Falls Church, VA 22046



Rental Rate: **\$2,350 /Month**
 Property Type: Office
 Property Sub-type: Office Building
 Building Size: 43,000 SF
 Building Class: A

Last Verified 11/21/2011
 Listing ID 17031936

1 Space Available

Display Rental Rate as [Entered](#) ▼

Space 1	Space Available:	860 SF
	Rental Rate:	\$2,350 /Month
	Space Type:	Office Building
	Lease Type:	Full Service
	Sublease:	Yes
	Lease Term:	36 Months

Description

Newly built office in a Belgian Art Nouveau influenced "Green" Building / 4th floor ready to move in / State of the art amenities / (2) levels of on site parking - one under cover / (2) finished high-end lobbies / Restaruant & Post Office in building

Heart of Falls Church / 800 W. Broad is located on the corner of N. Oak and W. Broad / Convenient access from I-495 and I-66 / Served by both East & West Falls Church Metro stops and city shuttles / Convenient to resturants and services /

Map of 800 West Broad St, Falls Church, VA 22046 (Falls Church City County)

[Hide Map](#)

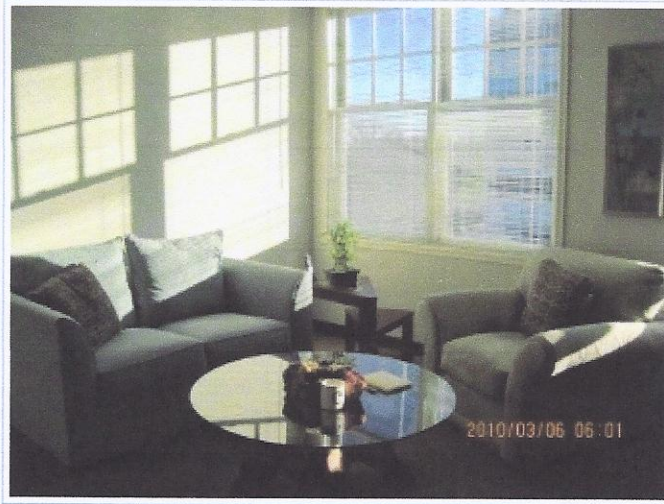
KW COMMERCIAL

Walter Mullen — (703) 330-2222 Ext: 325

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[Hide Map](#)

